FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00

Dorothy J. Scheller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October 19 91

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS - 3401 WEST END AVE., SUITE 670 - NASHVILLE, TN 37203

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Dorothy J. Scheller	First Republic Mortgage	042-15-0 044.00
(NAME)	(NAME)	
203 West Marthona Road	6012 Wilmington Pike	11D 12040
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Dayton, Ohio 45459	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Alice M. Birk, widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dorothy J. Scheller, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

BEING Lot No. 1 on the Plan of Resubdivision of Lots 56 & 64, Block "B", Marthonna, as of record in Plat Book 8250, page 49, Register's Office of Davidson County, Tennessee, to which plan reference is here made for a more complete legal description.

Being part of the same property conveyed to L. D. Birk by deed of record in Book 1452, page 639, Register's Office for Davidson County, Tennessee. The said L. D. Birk has since deceased devising said property to Alice M. Birk by Last Will & Testament, Docket No. 63471, Probate Court, Davidson County, Tennessee.

Luther D. Birk and L. D. Birk being one and the same person.

Alice M. Birk and Alice Marie Birk being one and the same person.

Mary Louise Jackson executed this instrument on behalf of Alice M. Birk pursuant to a Power of Attorney which is being placed of record currently herewith.

Subject to easement for sanitary sewers and/or storm drainage of record in Book 5593, page 537, said Register's Office.

0800 10/07 0101 03CHECK 206.80

This is unimproved ( ) improved (X) property, known as 203 West Marthona Road, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 2nd day of October, 19 91

Alice Birk
Alice M. Birk

Mary Louise Jackson
by Mary Louise Jackson her Attorney in Fact

BOOK 8459 PAGE 229

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 _____

My commission expires _____

_____
Notary Public

52585

FILED FOR REFERENCE

Oct 7 10 48 AM '91

WARRANTY DEED

FROM

Alice M. Birk, widow

TO

Dorothy J. Scheller

RETURN TO:

Hallmark Title Company
3401 West End Ave., Suite 670
Nashville, TN 37203

STEVEN G. WATERS
Attorney at Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Louise Jackson, with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Alice M. Birk as her Attorney in Fact as the free act and deed of the within named Alice M. Birk.

Witness my hand and official seal at Goodlettsville, Tennessee, this 2nd day of October, 1991.

My Commission Expires:

_____

STEVEN G. WATERS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

_____
Notary Public

My Commission Expires Nov. 21, 1992

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8459 PAGE 230

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 54000.00
CON TX 199.80
PRFEE 1.00
WDEED 6.00
TOTAL 206.80
CHECK 206.80

10/07/91 01 10:50 0001 0800

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.2585.

IDENTIFICATION REFERENCE

Oct 7 10 48 AM '91

No. 465599